

The logo for Industrial Roofing Services, Inc. (IRS) is displayed in a bold, red, sans-serif font. It is positioned in the upper left corner of the page, above a technical line drawing of a roof edge detail. The drawing shows a cross-section of a roof assembly, including a concrete curb, a metal flashing, and a corrugated metal roof panel. The IRS logo is partially overlaid on the drawing.

**Industrial Roofing Services, Inc.**

13000 West Silver Spring Drive

Butler, Wisconsin 53007

Phone: (262) 432-0500

Fax: (262) 432-0504

[www.irsroof.com](http://www.irsroof.com)

**Proposal for**  
**ROOF SPECIFICATIONS**  
**for**  
**WASTEWATER TREATMENT PLANT – MAIN BUILDING**  
**Racine, WI**

Submitted by  
MR. DAVE ANGOVE

*Prepared for*  
Mr. Nate Tillis  
Racine Wastewater Utility  
800 Center St, Room 227  
Racine, WI 53403

July 15, 2025

July 15, 2025

Mr. Nate Tillis  
Racine Wastewater Utility  
800 Center St, Room 227  
Racine, WI 53403

Subject: **Proposal for Roof System Analysis & Design, Project Document Development, and Project Administration for Wastewater Treatment Plant – Main Building, located at in Racine, WI**

Dear Mr. Tillis:

Industrial Roofing Services, Inc. is pleased to submit the following proposal for roof system analysis, design, and project administration. This service allows you to select and install a roof system meeting your requirements at a competitive price.

IRS shall provide all services necessary to furnish the following:

**PHASE I: Roof System Analysis and Selection – COMPLETED PREVIOUSLY**

**Existing Roof Analysis:** IRS will perform a complete roof analysis to determine the required scope of work. This will include core cuts to determine existing construction, analysis of existing drainage and the gathering of information to create accurate flashing details. This pre-design survey may include moisture surveys, additional core cuts, environmental analysis, etc.

**Establish Roof System Scope of Work:** IRS will develop potential roof system options and assist you in their review in order to determine the scope of work that best reflects your needs and available funding, including any additional work deemed necessary. Accurate budget figures will then be established to reflect the agreed upon scope of work.

Mr. Tillis  
July 15, 2025  
Page 2

## **PHASE II: System Design**

**Bidding Documents:** IRS will develop a detailed specification package for the purpose of securing competitive bids on the selected roof system. Detailed perimeter and projection drawings are provided to eliminate questions regarding the intent of the design. All IRS specifications are written and designed to ensure a manufacturer's warranty and a competitive bidding situation among contractors and material manufacturers.

**Pre-Bid Conference:** IRS will conduct a pre-bid meeting/teleconference to review the project specifications and pertinent site conditions with the prospective contractors and a representative of the owner. This meeting ensures a thorough understanding of the project specifications by everyone involved.

**Bid Analysis:** IRS will assist you in the evaluation of the bids.

## **PHASE III: Project Administration**

**Contract Award:** IRS will perform necessary contract services: review of submittals for compliance with the bidding documents, review and approval of design changes, change orders, unit price requests, and applications for payment with retainages and lien waivers.

**Pre-Construction Meeting:** IRS will conduct a meeting with the contractor's foreman and a representative of the owner to review the project specifications and job site conditions. This meeting ensures clarification and resolution of any questions prior to the start of work.

**Job Progress Observations:** IRS will conduct periodic job site visits at critical junctures during construction, as well as additional visits when necessary because of problems or unanticipated conditions. IRS shall prepare and deliver to the owner and contractor copies of reports generated during job site visits. Total number of site visits are based upon contractor's project schedule approved during the submittal process.

- ◆ Any additional site visits necessary as a result of contractor inability to meet approved project schedule (exclusive of weather delays) and or workmanship concerns will be conducted on an owner agreed-upon frequency. Each additional site visit shall be billed at a lump sum of \$1,500.00 inclusive of all consultant costs.

**Final Approval:** IRS will conduct a final review of the project to ensure completed work and job site conditions are acceptable prior to approving the final application for payment. This is not in lieu of the manufacturer's warranty inspection.

**Continuing Service:** IRS will act as liaison between Racine Wastewater Utility, the contractor, and the roof system manufacturer regarding all warranty questions during the warranty period.

Mr. Tillis  
July 15, 2025  
Page 3

### **FEES**

Industrial Roofing Services, Inc. shall provide the above-described services for seven percent (7%) of the lowest responsible bid received (less \$2,500.00 Phase 1 fee). Our fees shall be invoiced during each phase of the project as follows:

Phase I:	Already completed and will be invoiced separately (\$2,500)
Phase II:	50% of the fees based on accepted contract amount
Phase III:	50% of the fees based on final contract amount.

### **AUTHORIZATION**

To acknowledge acceptance of this proposal, please return a signed copy of the Authorization page with any paperwork (i.e. purchase order) to our corporate headquarters:

Industrial Roofing Services, Inc.  
13000 West Silver Spring Drive  
Butler, WI 53007  
[Office@irsroof.com](mailto:Office@irsroof.com)

Upon receipt of a purchase order or signed copy of the proposal we will enter the project in our system and schedule the work.

Should you have any questions regarding this proposal, please do not hesitate to call. We appreciate this opportunity and look forward to working with you on this project.

Sincerely yours,  
INDUSTRIAL ROOFING SERVICES, INC.

*Mr. Dave Angove*

Mr. Dave Angove  
Project Manager

admin

**Acknowledged by:**

_____	_____	Date: _____
Name	Title	